



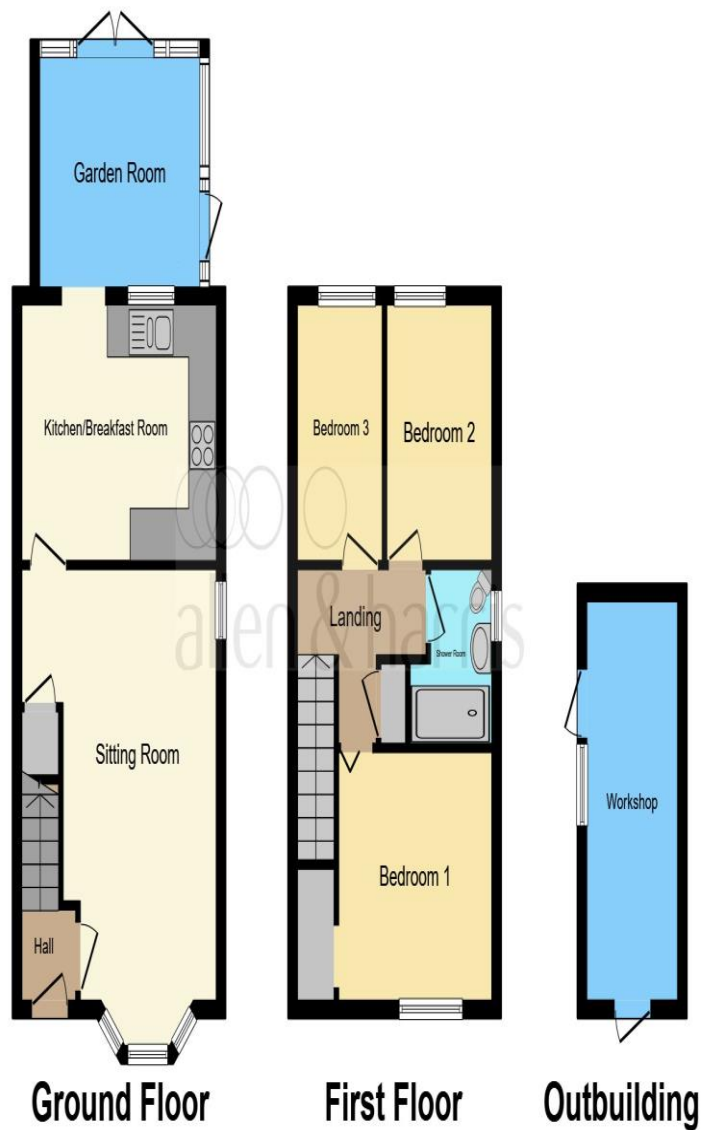
**Brickham Road, Devizes SN10 2SR**



## ***Welcome to*** **Brickham Road, Devizes**

Well-presented three-bed semi-detached home in the popular market town of Devizes. Features a sitting room, kitchen, garden room, shower room, and three bedrooms. Outside offers a spacious rear garden with workshop and driveway parking. Ideal for families or couples.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



#### Entrance Hall

#### Rear Garden

#### Sitting Room

10' 1" x 16' 2" ( 3.07m x 4.93m )

#### Workshop

15' 2" x 6' 4" ( 4.62m x 1.93m )

#### Kitchen / Breakfast Room

13' 9" x 9' 6" ( 4.19m x 2.90m )

#### Parking

#### Garden Room

11' 5" x 8' 5" ( 3.48m x 2.57m )

#### Landing

#### Bedroom One

10' 8" x 9' 3" ( 3.25m x 2.82m )

#### Bedroom Two

7' 5" x 9' 8" ( 2.26m x 2.95m )

#### Bedroom Three

6' 2" x 9' 8" ( 1.88m x 2.95m )

#### Shower Room

5' 4" x 6' 4" ( 1.63m x 1.93m )

## Welcome to

## Brickham Road, Devizes

- Sought After Location
- Three Bed Semi Detached Family Home
- Driveway Parking
- Enclosed Rear Garden & Workshop
- NO ONWARDS CHAIN

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £295,000



### Directions to this property:

Head northwest on Northgate St

At the roundabout, take the 2nd exit onto New Park St/A361

At the roundabout, take the 1st exit onto Commercial Rd/A361

Go through 1 roundabout

At the roundabout, take the 1st exit onto Estcourt St/A361

Go through 1 roundabout

At the roundabout, take the 3rd exit onto Brickley Ln

At the roundabout, take the 1st exit onto Jump Farm Rd

Turn left onto Windsor Dr

Turn left onto Proudman Rd

Turn left onto Stockwell Rd

Turn right onto Brickham Rd

Destination will be on the left



Please note the marker reflects the postcode not the actual property

**view this property online** [allenandharris.co.uk/Property/DVZ105697](https://allenandharris.co.uk/Property/DVZ105697)



Property Ref:  
DVZ105697 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
allen & harris



**01380 729900**



[devizes@allenandharris.co.uk](mailto:devizes@allenandharris.co.uk)



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



[allenandharris.co.uk](https://allenandharris.co.uk)